

OXFORD PARKS

3 PARKS
BOULEVARD

OXFORD
PARKS





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OXFORD PARKS

OXFORD PARKS, AN EXTENSION OF THE ESTABLISHED MATURE ROSEBANK NODE, IS A **VIBRANT MIXED-USE PRECINCT** COMPRISING OFFICES, BESPOKE RETAIL AND AN ARRAY OF RESIDENTIAL DEVELOPMENTS AND HOTELS. THE EMPHASIS IS ON A **HIGH QUALITY PUBLIC ENVIRONMENT**, PAIRED WITH PEDESTRIAN LEVEL RETAIL ACTIVITY WHICH ALLOWS OXFORD PARKS TO EMBODY A **DYNAMIC HIGH-STREET CULTURE**. GENEROUS SETBACKS FORM WIDE **LANDSCAPED** PAVEMENTS ACCOMMODATING PEDESTRIAN **PATHS, CYCLE LANES, PIAZZAS & LINEAR PARKS**. THESE LANDSCAPED AREAS PROMOTE THE USE OF THE PUBLIC REALM & PROVIDE SPACES FOR **ART & ENTERTAINMENT LED INSTALLATIONS** & ACTIVITIES. OXFORD PARKS FOCUSES ON THE DEVELOPMENT OF STATE OF THE ART, EFFICIENT, **GREEN STAR RATED** BUILDINGS AS WELL AS PUBLIC AREAS. OXFORD PARKS, BEING A **PRIVATELY MANAGED** PRECINCT, WILL FACILITATE THE SECURITY, LANDSCAPING & SERVICE DELIVERY TO PUBLIC AREAS ENSURING SEAMLESS OPERATIONS WITHIN THE PRECINCT. OXFORD PARKS, COMPLIMENTED BY **ESTABLISHED & COSMOPOLITAN ROSEBANK** IS FAST SECURING ITS IDENTITY IN THE CITY. OXFORD PARKS TRULY EXEMPLIFIES THE CONNECTIVITY OF **BUSINESS, LIFE & LEISURE**. 3 PARKS BOULEVARD WILL BE NO EXCEPTION TO THE HIGH QUALITY DEVELOPMENT FINISH THAT OXFORD PARKS PRIDES ITSELF ON.



marbct



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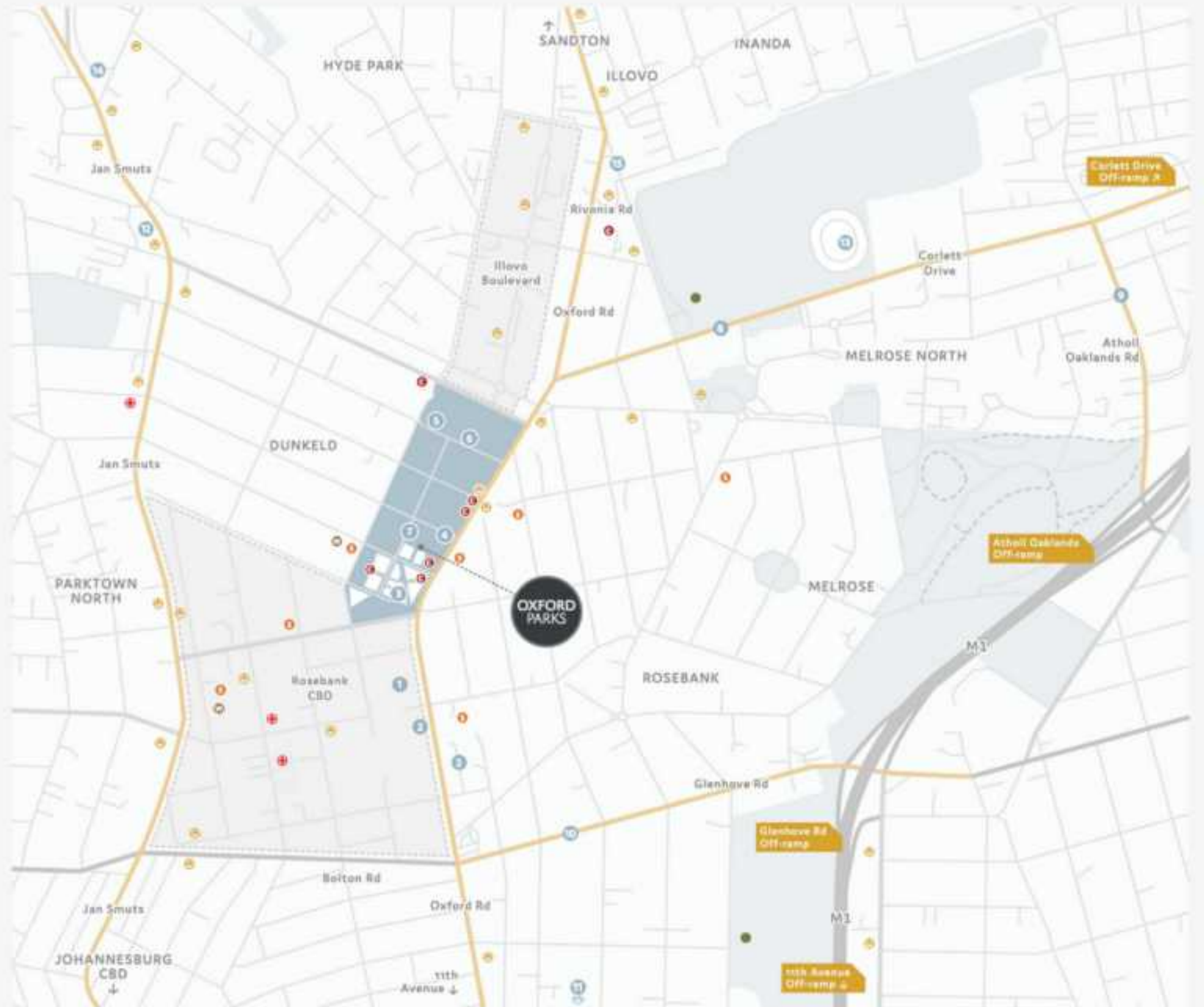
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PERFECTLY LOCATED

Points of interest:

- 4 Highway access points
- High intersection density and smaller more efficient grids
- Proximity to Rosebank Gautrain station and bus system
- Variety of excellent public transport
- Walk-ability
- Road and infrastructure upgrades
- Engineering services agreement
- New Parks Boulevard

Oxford Parks Precinct	Illovo Boulevard & Rosebank CBD	Green Belts
Gautrain Bus Stops	Golf Courses	
Schools	Places of Worship	
Commercial Offices	Hospitals	
Rosebank Retail	Athol Oaklands Road	
Rosebank Gautrain station	Glenhove Road	
Radisson RED	11th Avenue	
Planned Commercial HQ	Dunkeld West Shopping Centre	
The Village	Wanderers Stadium	
Vilforesi Office Park	Hyde Park Shopping Centre	
Planned express grocery store	Thrupps Illovo Centre	
Corlett Drive		





PARKING

ENTRANCE 2

WELL CONNECTED

The Oxford Parks precinct is an energetic and responsive urban destination designed to facilitate a seamless connection between life, leisure and business. The primary choice to locate and invest; a place where people succeed and enjoy life.

- GAUTRAIN STATION**
This station links Rosebank and surrounds to Soweto, Pretoria and OR Tambo

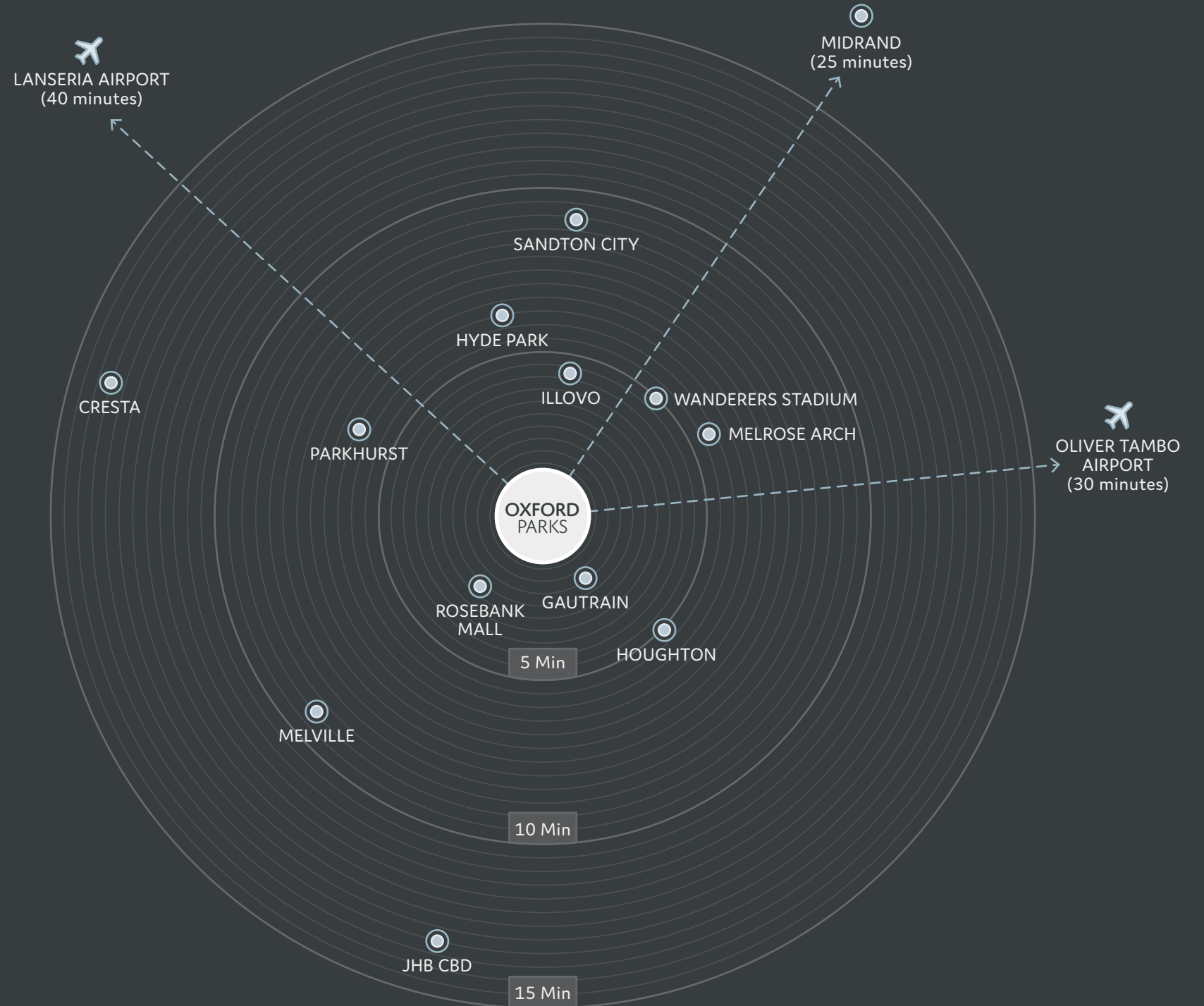
5 Minutes
- ROSEBANK RETAIL**
Houses over 200 shops and restaurants

5 Minutes
- ILLOVO**
A well established residential area and a growing office node

5 Minutes
- SANDTON CITY**
One of the largest shopping malls in Africa

9 Minutes
- OLIVER TAMBO AIRPORT**
International airport

30 Minutes

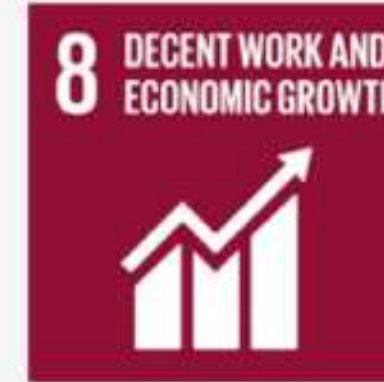


PRECINCT CONCEPT

- Mixed-use precinct
- Extension of Rosebank
- Established mature node
- Epicenter of Johannesburg
- Privately managed precinct
- Precinct management of security, cleaning and public services
- Lifestyle focused
- Precinct convenience & bespoke retail
- Retail service-related amenities
- Human scale development
- Dynamic high-street culture
- Tree-lined piazzas and linear parks
- Pedestrian focused public environment
- Cycle lanes
- Connectivity

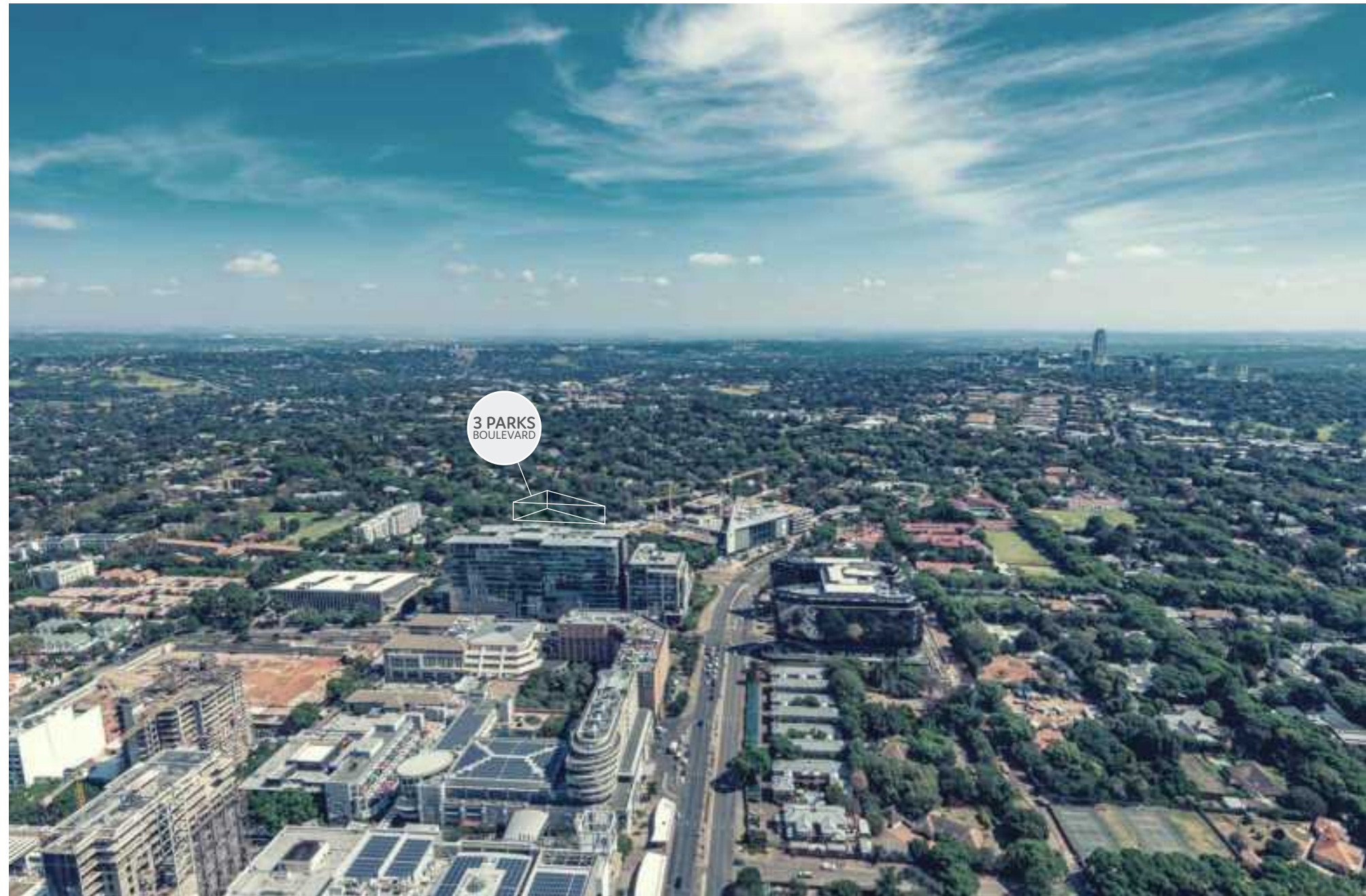


ESG PRINCIPLES



THE 3 PARKS BOULEVARD DEVELOPMENT

Visually, this sophisticated building creates a powerful impact with its flush glazed and stone clad facade. Positioned on the exclusive Parks Boulevard address road, this building is a showcase within the Precinct and allows for majestic views across Johannesburg's urban forest. Balconies and outdoor spaces will be available on select floors and larger outdoor gatherings can be accommodated on the rooftop entertainment area that will be available to all tenants. Secure basement parking creates ease of access into the building, where a triple lift bank will conveniently carry passengers directly to their required floor level. Upon entry into the office floors, users are greeted with natural light, generous floor to soffit height and exceptional base build finishes. This modern building encompasses architectural flare, green building efficiencies and adaptability.



Aerial view of the Oxford Parks precinct
with Sandton in the distance.





OXFORD PARKS



OXFORD PARKS

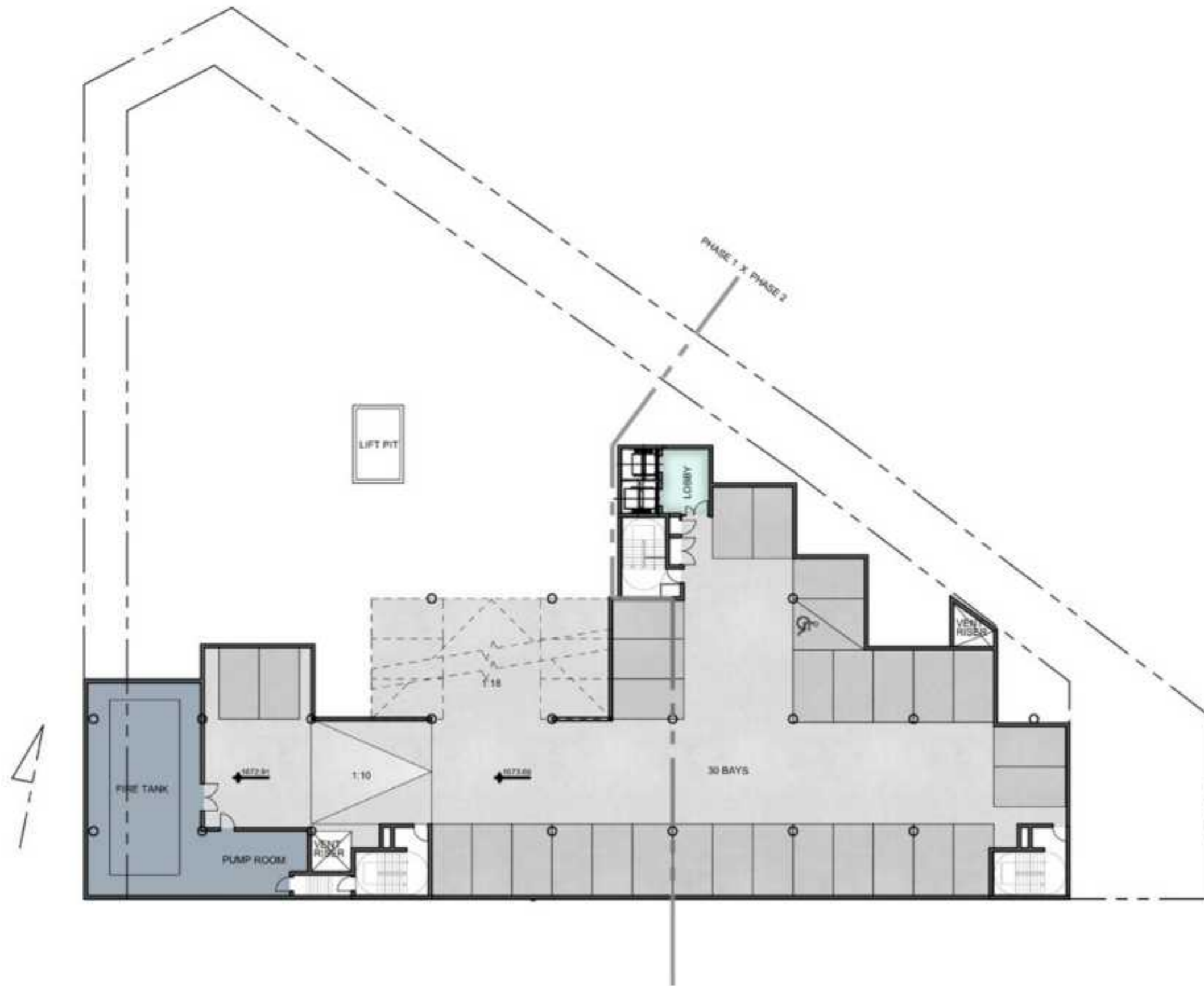


ENTRANCE



P5 PARKING FLOOR

Scale 1:300 @ A3



P4 PARKING FLOOR

Scale 1:300 @ A3



P3 PARKING FLOOR

Scale 1:300 @ A3



P2 PARKING FLOOR

Scale 1:300 @ A3



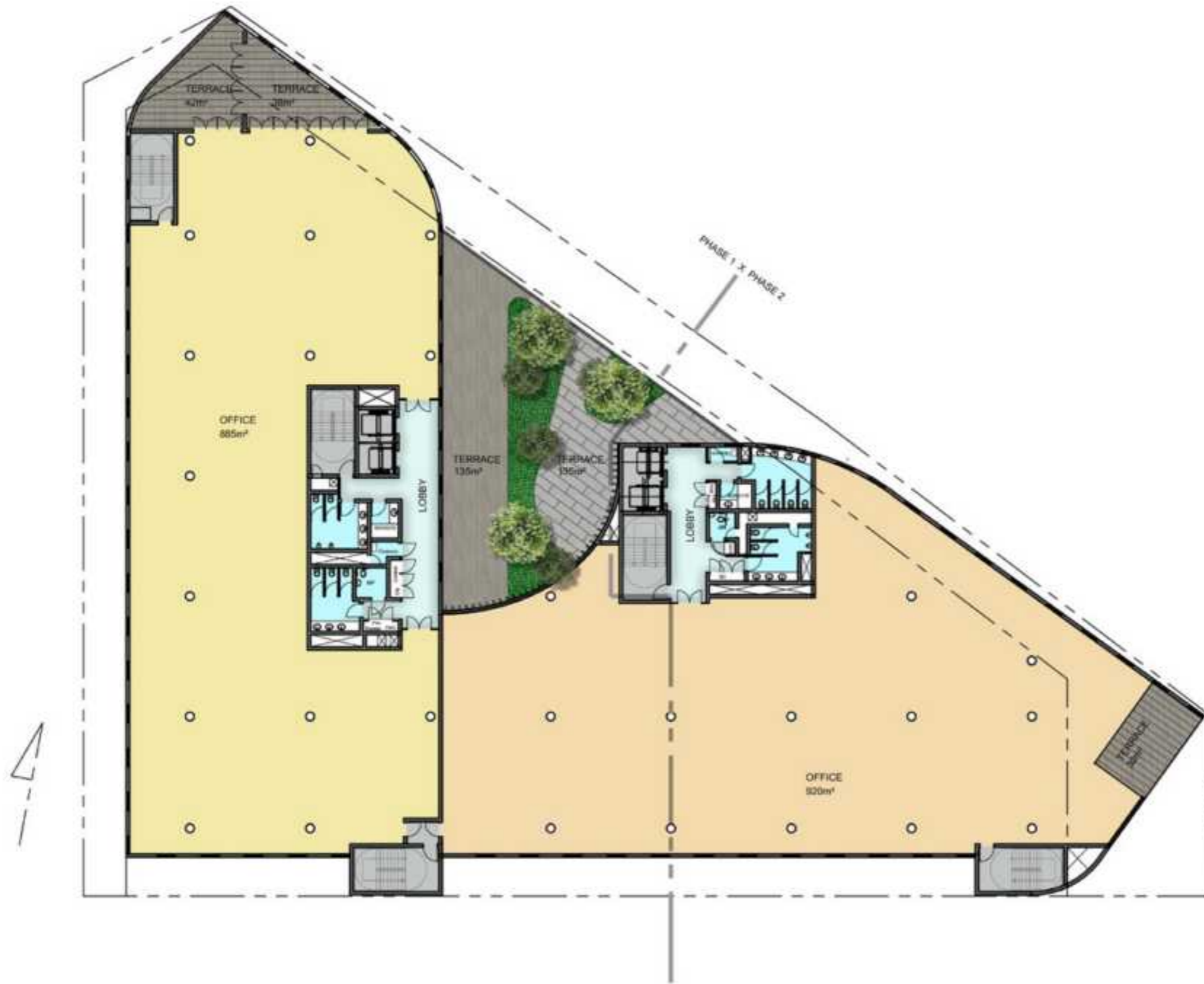
P1 PARKING FLOOR

Scale 1:300 @ A3



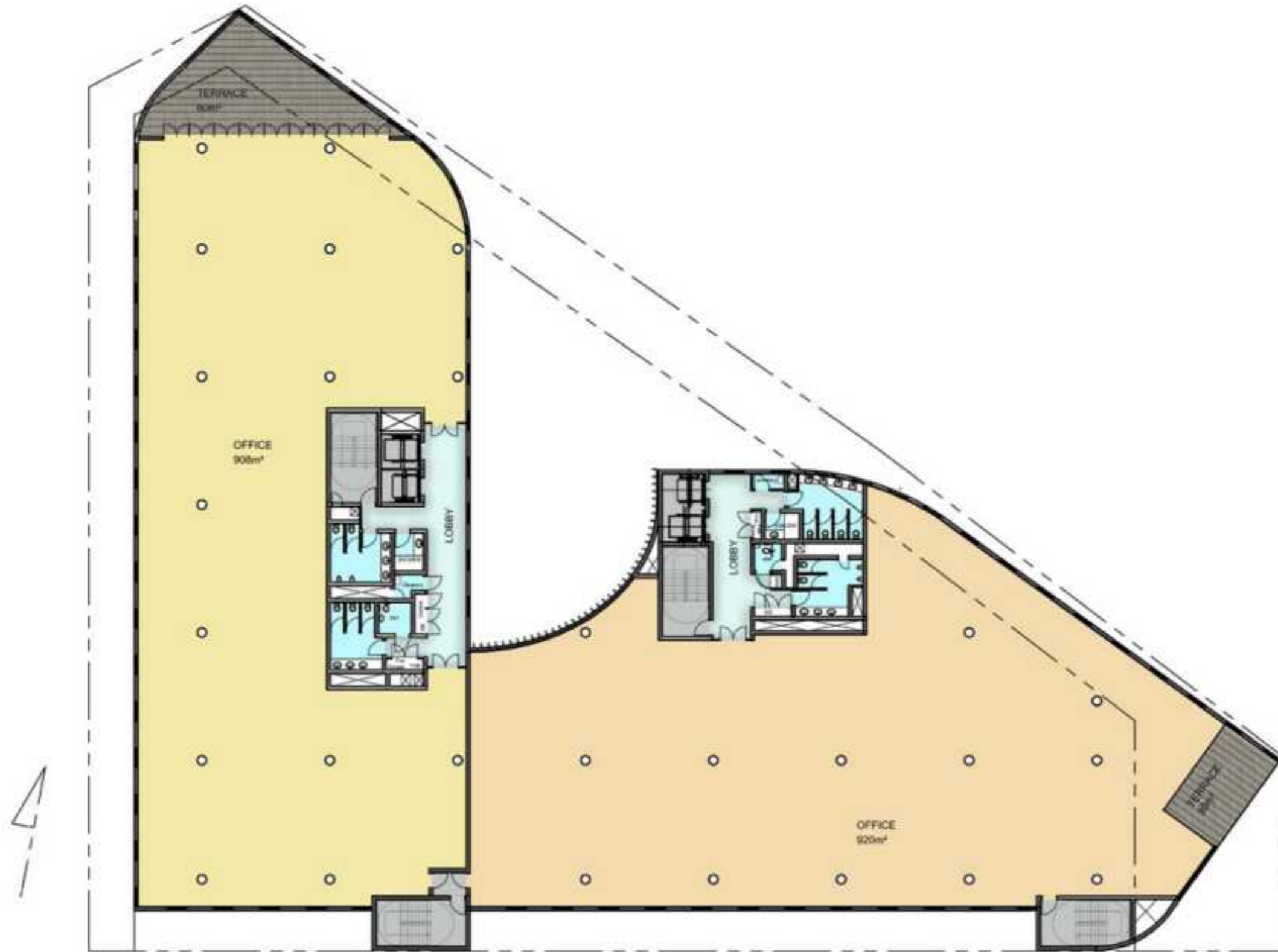
GROUND FLOOR

Scale 1:300 @ A3



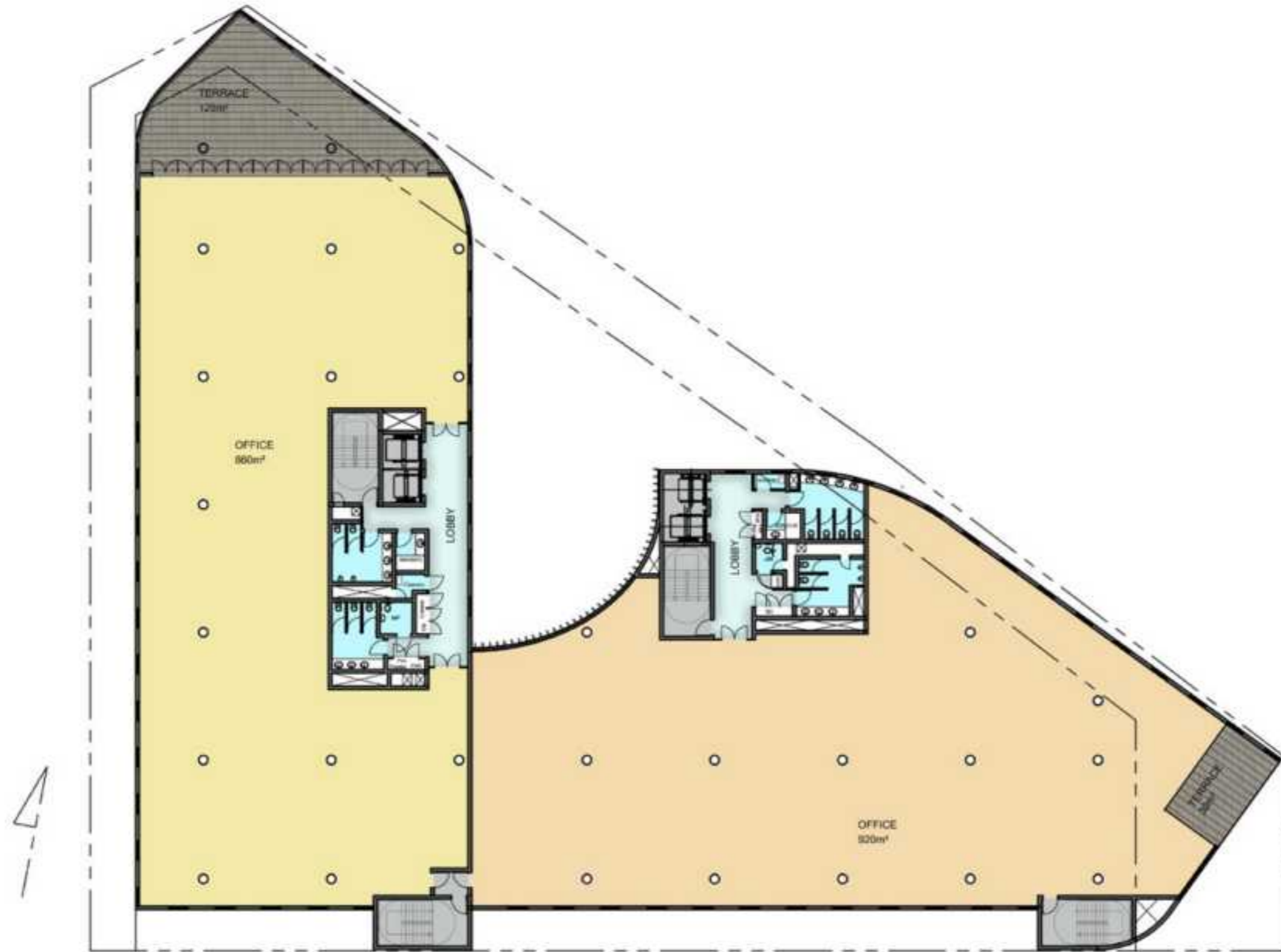
FIRST FLOOR

Scale 1:300 @ A3



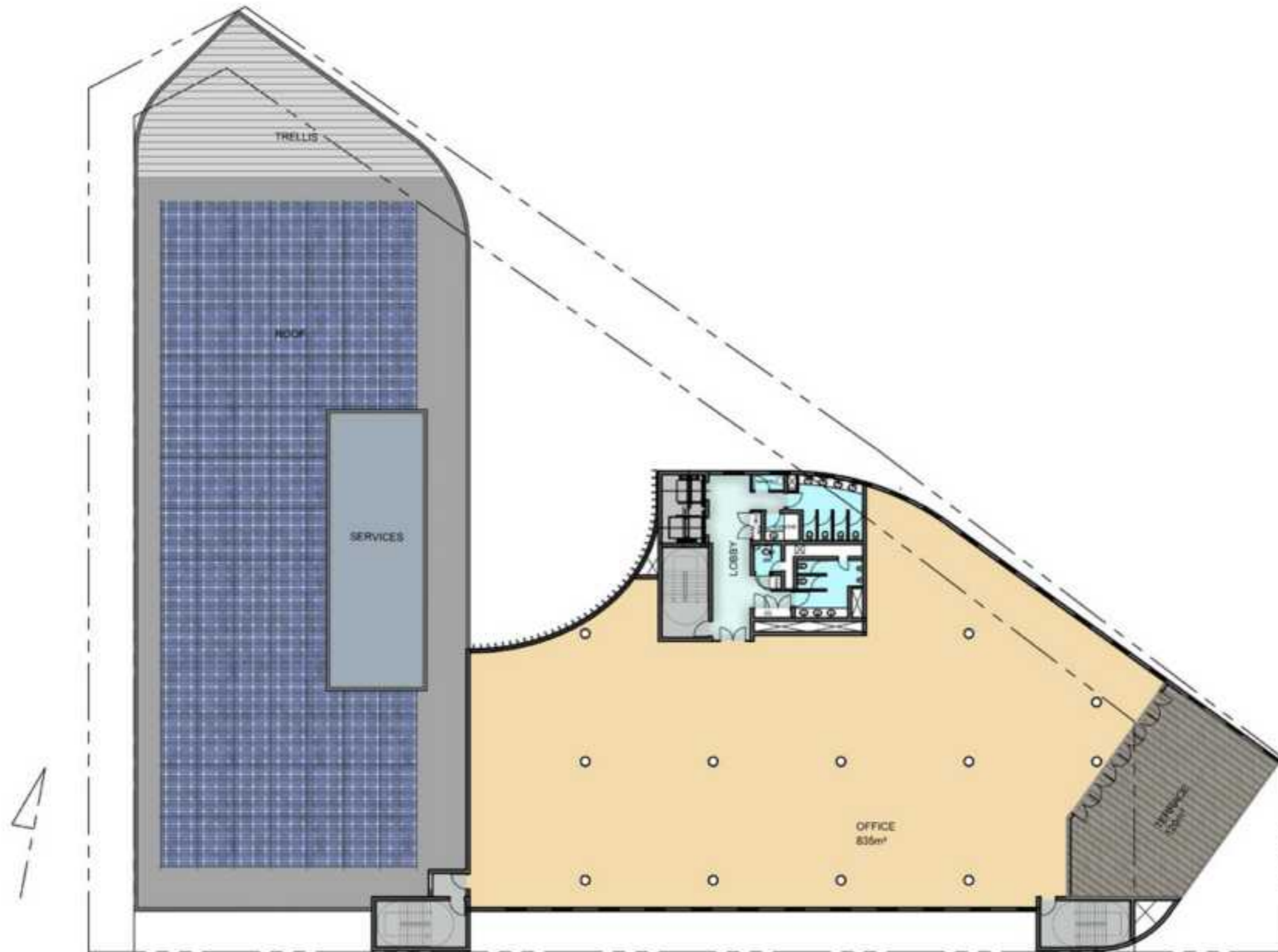
SECOND FLOOR

Scale 1:300 @ A3



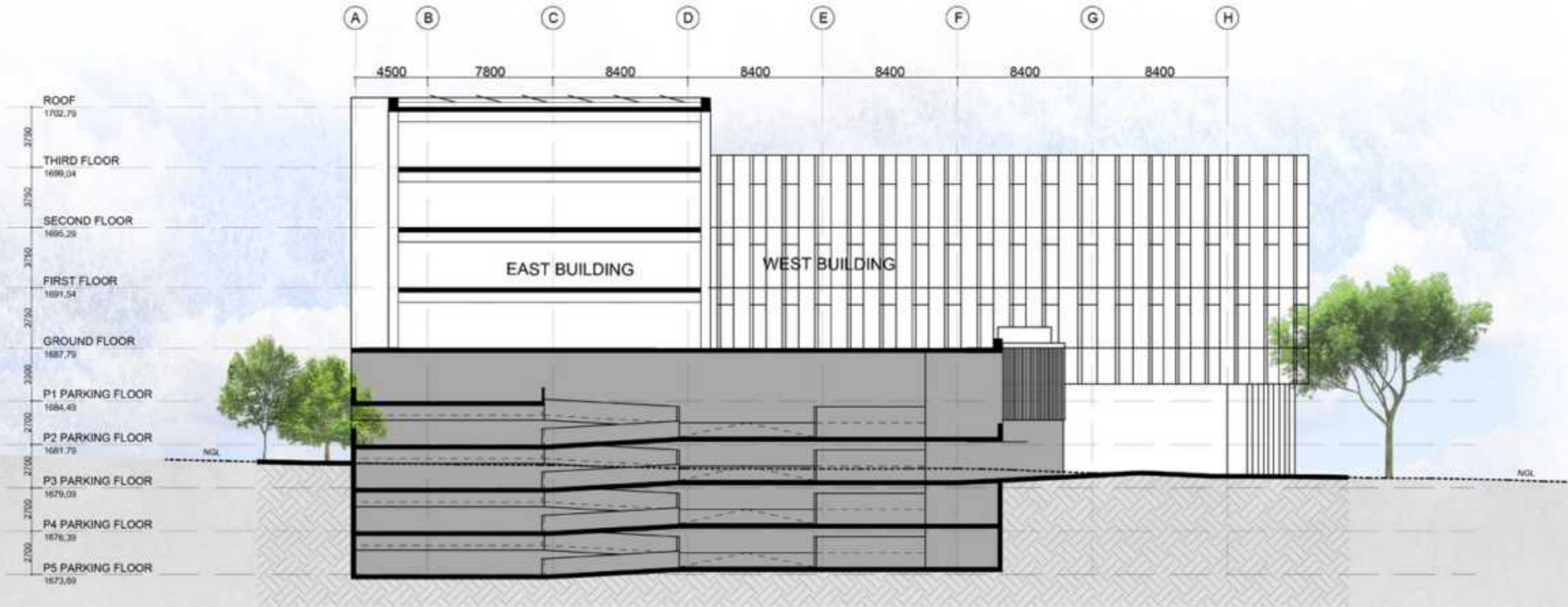
THIRD FLOOR

Scale 1:300 @ A3



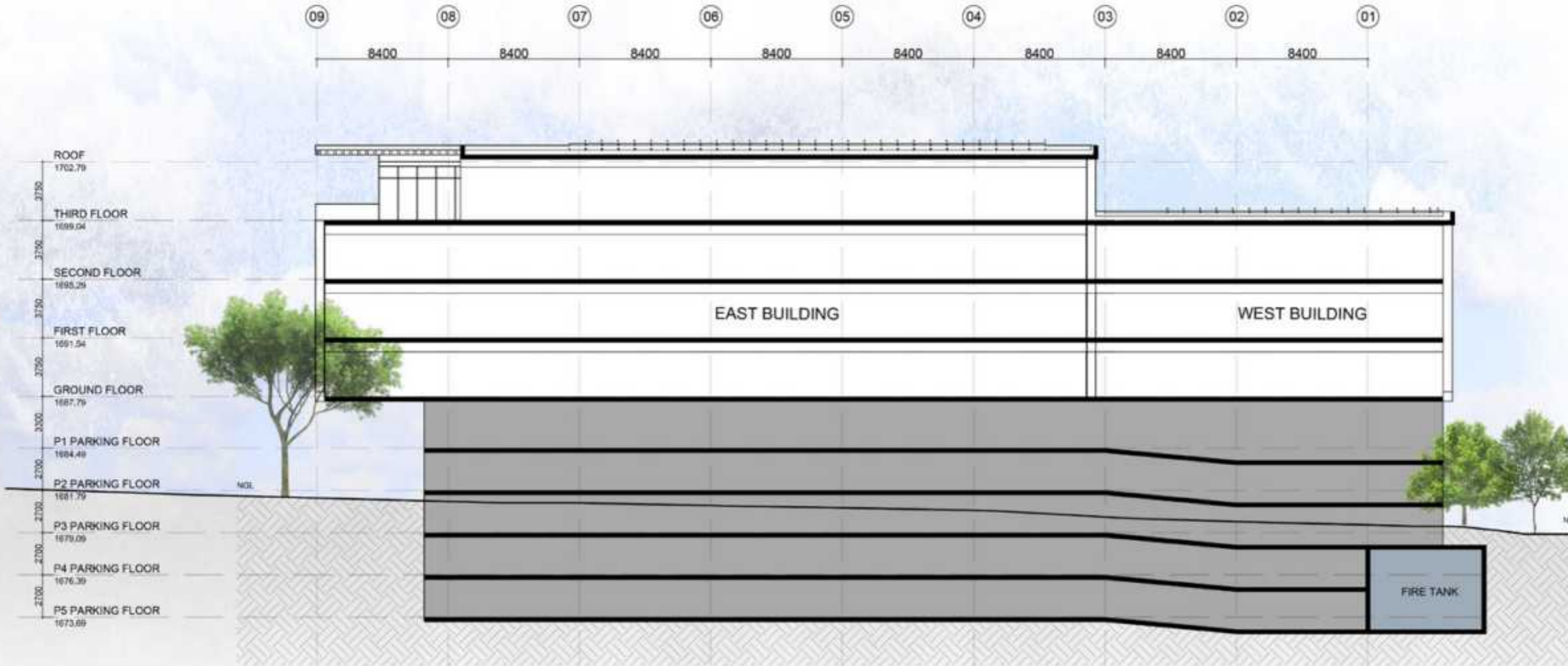
WEST BUILDING SECTION

Scale 1:250 @ A3



EAST BUILDING SECTION

Scale 1:250 @ A3



Building Highlights

Situated in the Oxford Parks Precinct which forms part of the greater Rosebank area, the iconic premier node in Johannesburg

- **Premium** Grade
- Highly **accessible** access and egress
- Multi modal **transport** in the Precinct
- Part of a **privately managed** city improvement district
- Unique and compelling **urban environment**
- **7min walk** to the **Gautrain** and **Rosebank Mall** offering a high quality lifestyle area and amenities
- **Outdoor entertainment** areas with vistas across Joburg's **urban forest**
- Targeting **6 Star Green Star** Designed Building
- Targeting **Carbon Net Zero**
- **Back-up power** including a **PV system**
- **Back-up water**
- **BMS** and other control points **measuring all consumables**



COMPLETED & CURRENT DEVELOPMENTS



6 Parks Blvd | Feb 2020
IHS Towers, Song Music, Song Publishing,
and JLL



4 Parks Blvd | Aug 2021
Railcross Hotel



4 Parks Blvd | Oct 2020
Miller Private Equity, JVC Currency
Technology, Instinct Partners, Argo America
and JLL



205 Oxford | Jan 2021
Life HealthCare HQ



7 Parks Blvd | Mar 2022
Anglo American Global Shared Services



11 Parks Blvd | Sep 2022
Boston Consulting Group, Edelman, Heitkamp
and Strategies, PwC, Arup, Skill Renewal,
and Intrepid



199 Oxford | Dec 2018
BP Southern Africa, Ekom Africa, Aled Gold,
Bluenote, KPMG, and Crown Glass



10 Parks Blvd | May 2025
Minoti



55 Eastwood | Oct 2025
Baker McKenzie



WGB House | Jul 2019
Women's Development Bank

Commercial Tenants

**Baker
McKenzie.**

 **allied**
GOLD CORP



Life Healthcare

 **JLL**

 **AngloAmerican**

 **ZURICH**


BLUEROCK ATLANTIS

 **Enaex**
Africa


PPC


**SONY MUSIC
PUBLISHING**

 **Giesecke+Devrient**

ARUP

metier

CREDO
WEALTH

 **Edelman**

BCG BOSTON
CONSULTING
GROUP

resilea

HEIDRICK & STRUGGLES

-INSTINCTIF
PARTNERS

 **RED**
Radisson


SONY MUSIC

IHS
Towers of strength

INTAPROP
PROPERTY DEVELOPMENT
AND INVESTMENT

Retail
Tenants

Minotti
JOHANNESBURG

Qbar
by QUOIN ROCK

DOUBLESHOT
— coffee & tea —

Qsushi
by QUOIN ROCK

le fleur
CAFÉ

SKIN**renewal**

LIVY'S

THE POT
— LUCK CLUB

GIN-EATERY
011

SHORTMARKET CLUB
THE SHORTMARKET STREET

OBSCURA

Ethos

AFRICA
PADEL

MM
&
OPTICAL

BGB

ZEDMEN

LEVINGERS
DRY CLEAN & SHOE CLINIC

joyJOZI

Joy Jozi

PRECINCT AMENITIES



Oxford Parks continues the concept of Life Connected. It is integrated and central with clean, safe and secure privately managed public spaces. Everything within the development is at a human scale and walkable with ample tree-lined roads and cycle lanes. The lifestyle focused concept includes precinct convenience through many bespoke retail outlets and access to a broad selection of amenities - all within an easy 8-minute walk from the development. Some key amenities include:

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> 1 Rosebank Retail 2 Rosebank Gautrain Station 3 Gautrain Bus Stop 4 Illovo Junction 5 Grate Café 6 Minotti 7 Boutique Guesthouse (SB on Hume) 8 Radisson RED | <ul style="list-style-type: none"> 9 Restaurants and Services: <ul style="list-style-type: none"> • Shortmarket Club • The Potluck Club • Qbar by Quoin Rock • Osushi by Quoin Rock • Le Fleur • 011 Rosebank • Obscura • Ethos • BGR • Zedmen • M&M Optical • Levingers • Doubleshot | <ul style="list-style-type: none"> 10 Restaurants and Facilities <ul style="list-style-type: none"> • Livy's Restaurant • Africa Padel 11 Joy Jazi 12 Commercial Offices |
|---|--|--|



OXFORD PARKS IMMEDIATE AMENITIES

- Hotel
- Conferencing and meeting facilities
- Restaurants, coffee shop, services
- Bespoke event venues
- Park-like environment
- Safe pedestrian movement
- Secure public parking







OXFORD PARKS AMENITIES WITHIN A 1KM RADIUS

- Public transport includes taxis, buses and airport links
- Rosebank shopping hub
- Medical facilities
- Retail banks
- Schools and other educational institutes
- Conferencing facilities and auditorium
- Sport and health clubs
- Golf courses
- Places of worship
- Art galleries
- Parks and recreational public spaces
- An array of restaurants and speciality eateries

IHS
Towers of strength



HEALTHY MEDIC



HEALTHY MEDIC

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AND INVESTMENT

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